

Design & Access Statement

Proposed Detached House Copethorne Crescent Fallowfield

The site is at present a vacant area of land fronting onto Copethorne Crescent with boundary fences at one side to house no 1A and the other side boundary fence to the parade of shops on Meldon Road. The rear boundary is with the rear gardens of houses on Birchfields Road. There are no features to the site and existing no trees or planting. The front boundary to the site is 2200mm high concrete panelled fence with double entrance solid gates. These being accessed by a existing pavement crossing.

The proposal is to construct a two storey detached dwelling comprising of the following accommodation-

Ground Floor – Living Room, Study, Dining Room, Kitchen, Utility & cloaks

First Floor – 5no Bedrooms and 2no Bathrooms

Forecourt parking for two cars paved with brick paviors

The existing front boundary 2200mm high concrete fence is to be removed and replaced with a brick wall 1300mm high and metal double gates

The house will be traditionally constructed with smooth red facing bricks, dark brown roof tiles, brown rwp's, soil pipes and guttering. The windows and doors are to be upvc.

The Manchester Designing for Access 2 recommendations will be incorporated ie. entrance doors min. width 900mm, internal doors with 800mm, staircase for the ambulant disabled, kitchen with a 1500mm turning circle, levelled door thresholds, etc

Waste will be stored prior to collection in segregated bins in the space allocated adjacent to the side entrance to the building.

The project has been designed to meet the standards in the code for sustainable homes having a "Very Good Standard". This has been achieved by design and the inclusion of certain elements when considering the following issues Energy, Water, Materials, Surface water run-off, waste pollution, health & well-being, management & ecology

